LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, JUNE 23, 2010

6:00 PM PUBLIC HEARING

The LOUDOUN COUNTY PLANNING COMMISSION will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on WEDNESDAY, JUNE 23,

LOCATION: BOARD ROOM

2010. at **6:00 p.m.** to consider the following:

SPEX 2009-0032 & CMPT 2009-0011 ARCOLA SUBSTATION

(Special Exception & Commission Permit)

ZMAP 2009-0006 & SPEX 2009-0026 MORLEY CORNER TEMPLE BAPTIST CHURCH & SCHOOL

(Zoning Map Amendment Petition & Special Exception)

Temple Baptist Church of Herndon, Virginia has submitted an application to rezone approximately 21.0 acres from the PD-CC-CC (Planned Development-Commercial Center-Community Center) zoning district to a PD-OP (Planned Development-Office Park) zoning district and a PD-CC-NC (Planned Development-Commercial Center-Neighborhood Center) zoning district in order to develop a 162,400 square foot church, with associated accessory uses including private school, recreational facilities, and child day care, at a Floor Area Ratio (FAR) of approximately 0.2, and 22,500 square feet of commercial uses at a FAR of approximately 0.34. The applicant has also submitted an application for a Special Exception to permit a private school, accessory to a church, in the PD-OP zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed private school use is listed as a Special Exception use under Section 4-304(S). The applicant is also requesting modifications of the Zoning Ordinance as follows: 1) Section 4-205(C)(2), to reduce the minimum yard for buildings, parking, outdoor storage, areas for collection of refuse, or loading areas adjacent to any existing or planned residential district, or land bay allowing residential uses, from 100 feet to 20 feet; 2) Section 4-305(B)(2) to reduce the minimum yard for buildings, parking, outdoor storage, areas for collection of refuse, or loading areas adjacent to any to an existing or zoned residential district, or land bay allowing residential uses, from 100 feet to 20 feet; and 3) Section 4-206(D)(1) to permit vehicular access to the Neighborhood Center from a private access road instead of a local access road. The subject property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District). The subject property is

Page 2 PC Agenda 06-23-10

approximately 21.0 acres in size and is located in the northwest quadrant of the intersection of Ashburn Village Boulevard (Route 772 and 2020) and Waxpool Road (Route 640), at 21669, 21675, 21681, and 21687 Ashburn Village Boulevard, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Numbers /79//62////1/, /79//62////2/, and /79//62////3/ (PIN#s 088-37-1171, 088-47-1916, and 088-47-3765, respectively). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area as Keynote Employment and recommend office, and research and development, uses at a FAR up to 1.0.

SPEX 2009-0008, SPEX 2009-0012, & SPEX 2009-0013 CORPUS CHRISTI PARISH, CORPUS CHRISTI SCHOOL, & CORPUS CHRISTI CONVENT

(Special Exceptions)

Catholic Diocese of Arlington, Virginia has submitted applications for Special Exceptions to permit a 1200-seat church parish center with associated accessory uses including athletic fields, a private K-8 elementary/middle school for 200 students, and a rectory and convent for up to 10 residents in the TR-1UBF (Transitional Residential-1) zoning district. The property is also located within the Al (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed church parish center use is listed as a Special Exception use under Table 2-1702 of Section 2-1702, subject to the Additional Regulations set forth in Section 5-639; the proposed elementary/middle school use is listed as a Special Exception use under Table 2-1702 of Section 2-1702, subject to the Additional Regulations set forth in Section 5-655; and the proposed rectory and convent use is listed as a Special Exception use under Table-2-1702 of Section 2-1702, subject to the Additional Regulations set forth in Section 5-656. The property is approximately 17.9 acres in size and is located south of John Mosby Highway (Route 50), north of Tall Cedars Parkway (Route 2200), and approximately 150 feet east of Goshen Road (Route 616), in the Dulles Election District. The property is more particularly described as Tax Map Number 100//////57/ (PIN# 247-49-1020). The area is governed by the policies of the Revised General Plan (Transition Policy Area), the Revised Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for land uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west, including public and private schools and compatible institutional uses.

SPEX 2010-0001 RYAN ROAD CHILD CARE CENTER

(Special Exception)

Van Metre Communities, L.L.C., of Burke, Virginia has submitted an application for a Special Exception to permit a child care center in the R-1 (Single Family Residential) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-103(V), subject to the Additional Regulations set forth in Section 5-609. The modification of the buffering and screening requirements applicable to the proposed special exception use is authorized under Section 5-1403(C), pursuant to which the applicant also requests a modification of Table 5-1414(B) of Section 5-1414(B), which specifies required Buffer Yard plantings per 100 lineal feet of property line, to permit the use of existing vegetation, privacy fencing, and certain plantings in lieu of the required Type 2 Buffer Yard. The area of the proposed special exception is an approximately 2.2 acre portion of a 7.86 acre parcel that is located on the north side of Ryan Road (Route 772), approximately 500 feet east of the intersection of Ryan Road and Belmont Ridge Road (Route 659), at 42668 Ryan Road, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /92///////29/ (PIN# 158-27-9331). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the Countywide Retail Policy Plan Amendment, the Revised Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for residential uses and certain retail commercial and service uses that serve as integral components of the residential community.

SPEX 2008-0031 LOUDOUN PARKWAY CENTER PARCEL N

(Special Exception)

S A Associates North LLC of Washington, DC has submitted an application for a Special Exception to permit a personal service establishment and restaurant in the PD-OP (Planned Development-Office Park) zoning district. The property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours. This application is subject to the Revised 1993 Zoning Ordinance and the proposed personal service establishment use is listed as a Special Exception use under Section 4-304(M) and the proposed restaurant use is listed as a Special Exception use under 4-304(N). The area of the proposed special exception is an approximately 7.04 acre portion of an approximately 38.82 acre parcel that is located in the southwest quadrant of the intersection of Loudoun County Parkway (Route 607) and Shellhorn Road (Route 643), and on the north side of the Dulles Greenway (Route 267), in the Dulles Election District. The property is more particularly described as Tax Map Number /93/////////5/ (PIN# 089-29-1706). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), Revised Countywide Transportation Plan, and the Countywide Retail Policy Plan Amendment, which designate this area for Keynote Employment uses and recommend non-residential development at a Floor Area Ratio (FAR) of 0.4 to 1.0.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.